

SIERRA RIDGE ESTATES PAD

STANDARDS AND GUIDELINE REPORT

Northeast corner of 107th Avenue and Pinnacle Peak Road
Peoria, Arizona

17.5 Gross Acres
24 Lots

Submitted by:

D.R. Horton
20410 North 19th Ave, Suite 100
Phoenix, Az 85027

Prepared by:
Bowman Consulting Group, Ltd.
14100 N. 83rd Avenue, Suite 250
Peoria, Az 85381

PLANNED AREA DEVELOPMENT
APPROVAL

Submission Date

12/5/13

Council Approval Date

2/18/14

R. Muller

Planner

Zoning Case: Z13-0001
November 13, 2013





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SIERRA RIDGE ESTATES PLANNED AREA DEVELOPMENT



I. INTRODUCTION

Sierra Ridge Estates is a 17.5-acre proposed 24-lot subdivision at the northeast corner of 107th Avenue and Pinnacle Peak Road. The project will be a detached single-family residential subdivision that is complimentary, in both density and proposed product, to the goals of the City of Peoria and will enhance the utilization of land according to the established guidelines in Article 14-33 of the City's zoning ordinance.

Sierra Ridge Estates is owned by D.R. Horton (APN 201-08-020C, 201-08-021, 201-08-022 and 201-08-023) (refer to the attached *Vicinity Map Exhibit 1 and Legal Description Exhibit 5*). The proposed architectural style for this subdivision will be compatible and complimentary to the existing subdivisions in the northern developing areas of Peoria. The newly acquired parcels will be developed in accordance to the Preliminary Development Plan (refer to the attached *Exhibit 4*).

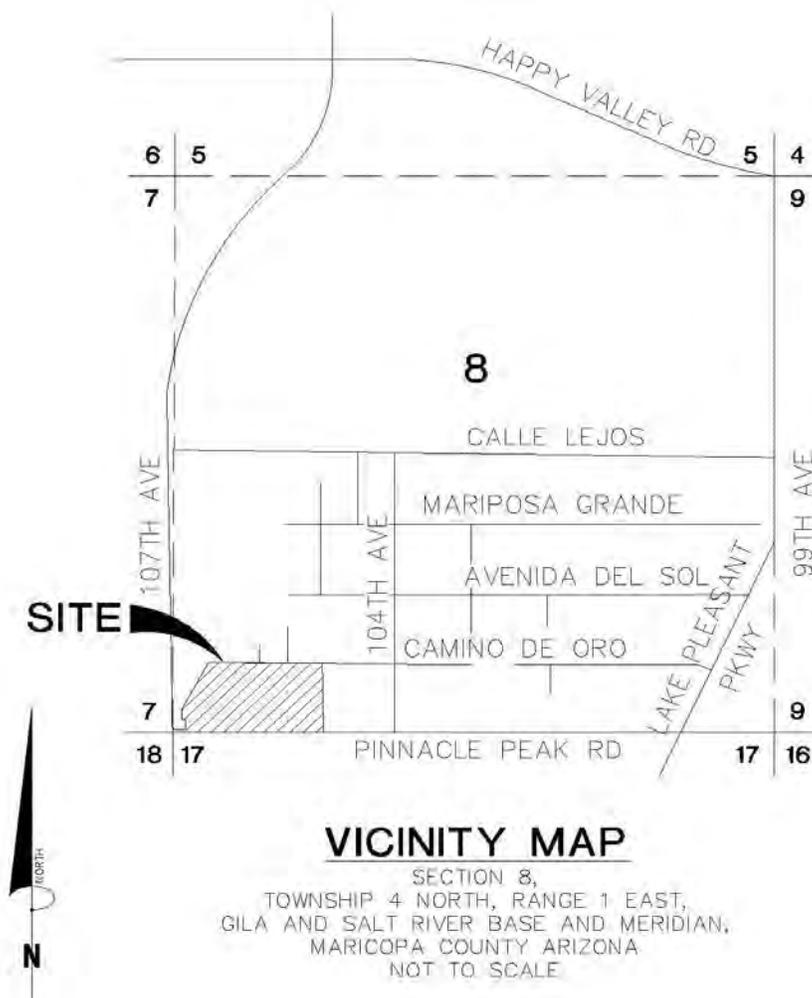


EXHIBIT 1: VICINITY MAP

SIERRA RIDGE ESTATES PLANNED AREA DEVELOPMENT



This request is for a rezone to a Planned Area Development that will match closely to the City's R1-18 single-family residential zoning district to allow for the proposed community. Sierra Ridge Estates is currently situated in an unincorporated part of Maricopa County directly adjacent to the City of Peoria. An annexation application (ANX13-0001) has been filed in conjunction with this rezone application (Z13-0001).

Sierra Ridge Estates will be designed to promote the desirability of the residential development by adopting the following design criteria:

- The house plans will meet the City of Peoria's design criteria including but not limited to desert themed exterior colors, use of exterior stone and complimentary hardscape.
- Roof lines will vary from homes on adjacent lots and directly across the street from each other.

Surrounding Site Information

Surrounding the Property to the north and east are rural residential homes zoned RU-43 within the County, to the west is a CEMEX operation also zoned RU-43 within the County, to the south is a mix of vacant land zoned C-2 Commercial, a church zoned R1-18 and a subdivision further south zoned R1-8 within the City. The proposed Project is compatible with these surrounding land uses and zones by providing a suitable development of transition into the proposed PAD, 24-lot subdivision (*refer to the attached Aerial Map, Exhibit 2*).

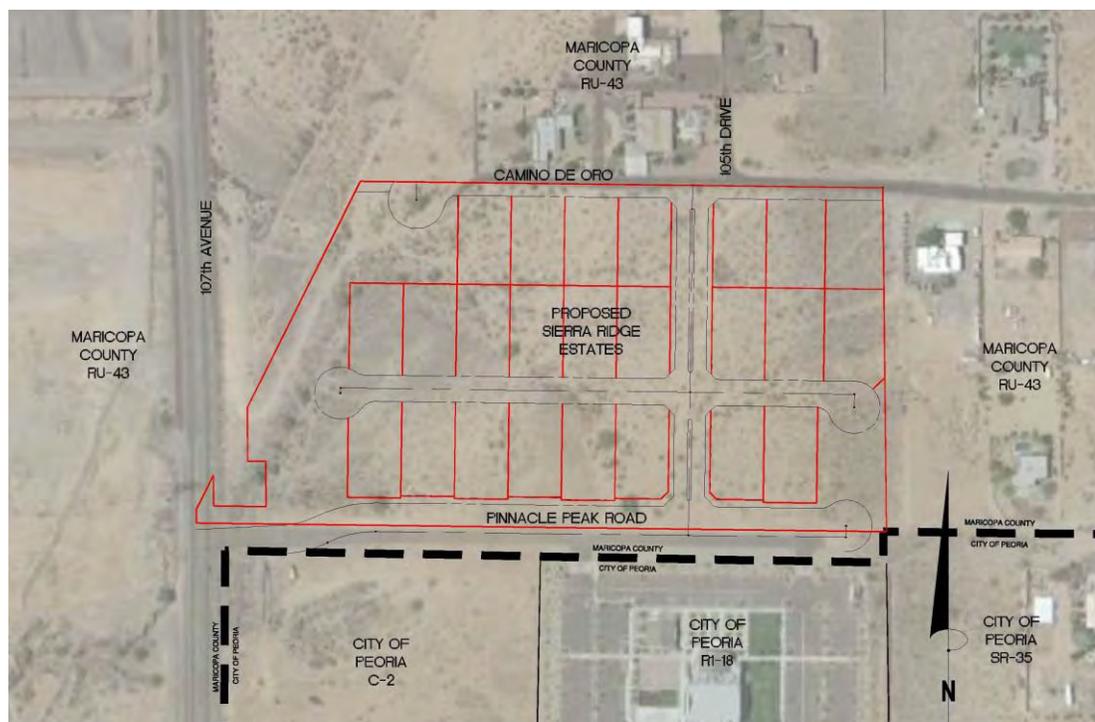


EXHIBIT 2: AERIAL MAP



SIERRA RIDGE ESTATES PLANNED AREA DEVELOPMENT



II. CONSISTENCY WITH GENERAL PLAN

The development goal for the Sierra Ridge Estates P.A.D. is to provide uses and residential densities that are compatible with the long range goals of the City of Peoria's General Plan.

The General Plan for the site is Residential Estate (0-2 du/acre) (*refer to Exhibit 9 the Existing*). Due to the surrounding more densely populated communities (R1-8) to the south and the more rural communities (1 du/ac) to the north and east, this site is most suitable as a development of transition between them. This project provides stability to the community to the north while enhancing the area with site improvements for larger lots and infrastructure improvements. The Project will also increase the ability to provide emergency service with the improved access to 107th Avenue helping to meet Goal 1 of the Land Use Element.

By providing the transition between the residences in the City and the unincorporated residences in the County, the Project helps meet Objective 1.M by providing another housing type to meet the needs of persons of different income levels and age. The type of housing product also encourages owner occupied homes which meets Objective 1.B of the Housing Element.

Rezone Request

Currently the property is vacant land zoned RU-43 within the County. This Project proposes rezoning the property from the RU-43 within the County to PAD within the City. This change fits with the existing Residential Estate General Plan category as well as the surrounding developed parcels (*refer to the attached Existing Zoning Map, Exhibit 10 and Proposed Zoning Map, Exhibit 11*).

III. GENERAL SITE INFORMATION AND EXISITING CONDITIONS

The site slopes from east to west; with a natural shelf to the east and a wash to the west. The vacant parcel has natural desert terrain and is within the developing areas in northern Peoria. The gross acreage is 17.5 acres. The net acreage after right-of-way dedication will be 16.56 ± acres.

Project Design

Sierra Ridge Estates is designed with larger lots and a larger square footage of home. The larger lots provide a variety of design and development options to the residents as they design and upgrade their homes. The street layout encourages a small neighborhood feel with cul-de-sacs and a curved central street and open space area.

Students within Sierra Ridge Estates would attend Zuni Hills Elementary School and Liberty High School. The addition of these 24 lots will have minimal impact on the school district. Communication with the Peoria Unified School District is under way to ensure they have capacity for these additional students. *Refer to Exhibit 8 for Developer Assistance Agreement and letter of support from Peoria Unified School District.*



SIERRA RIDGE ESTATES PLANNED AREA DEVELOPMENT



IV. SURROUNDING LAND USES AND CONDITIONS

Surrounding the Property to the north and east are rural residential homes zoned RU-43 within the County, to the west is a CEMEX operation also zoned RU-43 within the County, to the south is a mix of vacant land zoned C-2 Commercial, a church zoned R1-18 and a subdivision further south zoned R1-8 within the City.

Primary transportation corridors in the area include Lake Pleasant Parkway and 107th Avenue running north-south, and Happy Valley and Williams Roads running east-west. The proposed site access would be off of Pinnacle Peak Road and 107th Avenue. Regional transportation includes the Agua Fria Freeway (Loop 101) to the east and Loop 303 to the west.

Lake Pleasant Parkway is the major access road to the Lake Pleasant recreational areas. The project will have access to Lake Pleasant Parkway at the Williams Road and Happy Valley Road intersections.

Schools: *Zuni Hills Elementary* (K-8) located at 10851 West Williams Road is approximately .7 miles, and *Liberty High School* (9-12), located at 9621 West Speckled Gecko Drive is approximately 2.6 miles.

Shopping Facilities: *Albertson's Food and Drug Store* located at 8240 West Deer Valley Road is approximately 4.1 miles south. *Fry's Food and Drug* located at 8375 West Deer Valley Road is approximately 3.9 miles south. *Arrowhead Towne Center Shopping Mall* located at 7700 West Arrowhead Towne Center, Glendale is approximately 7.7 miles south. *Camino A Lago Marketplace* located at 21471 Lake Pleasant Parkway is approximately 1.6 miles to the east. All four corners of Lake Pleasant Parkway and Happy Valley Road (approximately 1.5 miles to the north) have all been developed as community commercial.

Public Recreation: *Alta Vista Park* located at 10631 West Williams Road is approximately ½ mile south. *Parkridge Park* located at 9734 West Beardsley Road is approximately 3.3 miles south. *Deer Village Park* located at 21217 N. 88th Lane is approximately 3.6 miles southeast. *The Sunrise Mountain Branch Public Library* is located at 21109 North 98th Avenue, approximately 2.6 miles south. *Lake Pleasant Regional Park* - boating, skiing, camping and general lake recreation, located approximately 14 miles north.

Aerial photographs of the project area together with several photographs of the site from different directions depicting the site and area conditions are included herewith (*refer to Exhibit 3*).

SIERRA RIDGE ESTATES PLANNED AREA DEVELOPMENT



V. PRELIMINARY DEVELOPMENT PLAN

Sierra Ridge Estates is a proposed development with a total gross area of 17.5± acres with 24 dwelling units (*refer to The Preliminary Development Plan in Exhibit 4 and the Preliminary Plat as shown in Exhibit 7*).

Sierra Ridge Estates will be developed in one phase. The proposed use of the subject site is single-family detached residential. The project is planned for 24 dwelling units with an overall project density of 1.37 du/ac.

The proposed average lot area within Sierra Ridge Estates shall be 18,492 sq.ft with a minimum lot size of 17,529 sq.ft. The typical lots are maintaining a minimum width of 90 feet. This project will conform to the City of Peoria's staggered setback guidelines.

Access to this project is off Pinnacle Peak Road as indicated on the Preliminary Plat and the ALTA Survey (*refer to Exhibits 7 and 5 respectively*). All of the lots within the site will be oriented in a north/south direction.

VI. LAND USE SUMMARY

The Land Use Summary below reflects the use, the acreage, and the total number of lots. The residential land use as noted within this PAD, which is closely aligned with the City of Peoria's R1-18 single family residence zoning designation, is in character with the neighboring subdivisions to the south.

TABLE 1
LAND USE SUMMARY

Gross Acres	Net Acres	Zoning	Min Lot Area, SF	Lots	Min Lot Width	Open Space – Acres	% Open Space
17.54	13.7	PAD	18,000	24	90'	3.51	20.01%

SIERRA RIDGE ESTATES PLANNED AREA DEVELOPMENT



VII. PROJECT DEVELOPMENT

Unless otherwise specified herein, all properties within Sierra Ridge Estates shall conform to all City of Peoria governing codes, ordinances and regulations for single-family residential districts (refer to Exhibit 4). By going to larger and deeper lots, minimizing side yard setbacks and increasing lot coverage this will allow more 1-story home options for the future buyers. The standards that exceed the R1-18 standards are shown in bold in the table below.

Table 2: Proposed PAD Standards Comparison Table

	Existing R1-18 Standards	Proposed PAD Standards
Minimum Lot Area	18,000 sf	17,529 sf
Minimum Lot Width	90'	90'
Minimum Lot Depth	100"	155'
Maximum Lot Coverage (Percentage)	35%	45%
Maximum Structure Height*	30'	30'
Minimum Front Setback (ft)- Side-entry garage**	10' to living area or side entry garage, 20' to front loaded garage, measured from property line to face of garage	10' to living area or side entry garage, 20' to front loaded garage, measured from property line to face of garage
Minimum Front setback (ft) – Front-facing garage***	20'	20'
Minimum Interior Setback (min/total ft)	5'/15'	5'/10'
Minimum Rear Setback (ft)	15'	15'
Minimum Corner Setback (ft)	10'	10'

***Ordinance 04-187;**

****Side entry garages shall be prohibited on corner lots;**

*****Where front -facing garages are present, a 10-foot front setback shall apply to the livable portion of the home provided that not more than 60% of the total front-facing elevation occurs at the 10-foot setback.**

Use List:

Permitted principal uses

- A. One detached single-family dwelling per lot. (Ord. No. 93-12)
- B. Publicly-owned and operated parks and recreation areas and centers.
- C. Group Homes, in accordance with provisions of Article 14-3, General Provisions Section 14-3- 12, "Group Homes, Day Care Group Homes, Group Care Facilities and Community Residential Setting Facilities," Subsection 14-3-12(A). (Ord. No. 02-85)

SIERRA RIDGE ESTATES PLANNED AREA DEVELOPMENT



D. Public/Charter Schools and Private Schools, provided that the facility shall have direct vehicular access to an arterial or collector street and that facilities for repair or storage of vehicles and equipment shall be prohibited. (Ord. No. 99-89).

E. Churches, synagogues, temples, chapels, or similar places of worship, and related facilities, subject to review and approval of vehicular access by the City Engineer. (Ord. No. 02-19)

F. Public utility buildings, uses, structures, equipment and storm water retention areas; provided that repair or storage facilities in connection therewith are expressly prohibited. (Ord. No. 04-207)

Permitted conditional uses

Any of the following uses may be permitted as principal uses subject to approval by the Commission of site development plans prepared in accordance with provisions of this Article and Article 14-24 of this Chapter.

A. Public buildings providing cultural, educational, administrative, fire and police protection services to district residents; provided that all vehicular access shall be restricted to public streets.

B. Colleges or university facilities, such facilities shall have direct vehicular access to an arterial or collector street. Facilities for the repair or storage of vehicles and equipment shall be prohibited. (Ord. No. 05-58A)

C. Non-commercial recreational uses, provided that all direct vehicular access is from an arterial or collector street. (Ord. No. 93-12)

D. Golf courses, including clubhouses, provided that:

1. All direct vehicular access shall be from abutting arterial or collector streets.
2. All principal and accessory buildings shall be located not less than fifty (50) feet from any property line adjoining any residential district,
3. Any accessory restaurant or bar shall be an integral part of a principal building, shall have no public entrance except from within the building, and shall make no exterior display or advertising of any commercial activity.
4. Golf greens and tees, swimming pools, tennis courts and similar outdoor recreation facilities shall be located not less than twenty-five (25) feet from any property line.

E. Day Care Group Homes with five (5) or more children, in accordance with provision of Article 14-3, General Provision, Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities, and Community Residential Setting Facilities," subsection 14-3-12 (B), "Day Care Group Homes" and upon a finding by the Planning and Zoning Commission, that such homes will be operated in a manner that is compatible with and not detrimental to, adjacent properties or the neighborhood in general: (Ord. No. 02-85)

F. Group Care Facility or Community Residential Setting Facility in accordance with provision of Article 14-3, General Provision, Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities, and Community Residential Setting Facilities," subsection 14-3-12 (C) "Group Care Facilities and Community Residential Setting Facilities. (Ord. No. 02-85)

G. Preschool centers or day care centers in accordance with State Department of Health Care Services regulations provided that: (Ord. No. 02-19)

1. The use shall be in conjunction with a non-residential principal or conditional use within Article 14-5.

SIERRA RIDGE ESTATES PLANNED AREA DEVELOPMENT



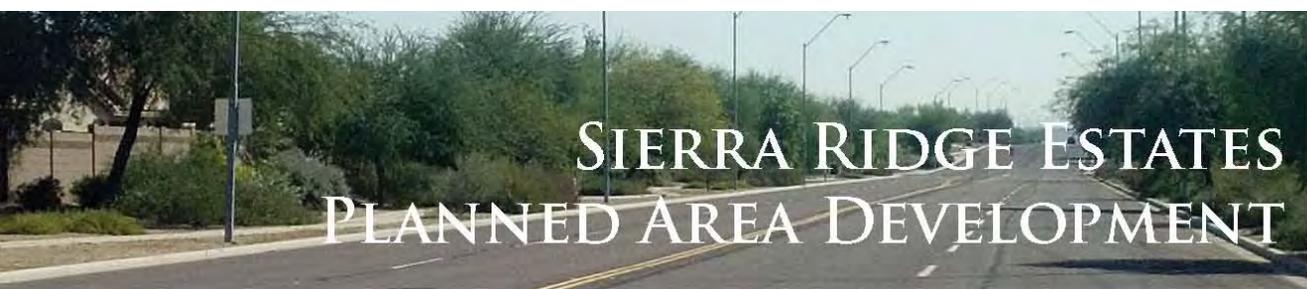
2. All vehicular access shall be from an existing arterial or collector street.
3. No on street parking or drop-off shall be permitted.
4. Playgrounds or other outdoor activity area shall be separated from adjacent residential land uses by no less than twenty-five (25) feet.
5. All playgrounds or outdoor activity areas shall be properly fenced using the following methods:
 - a. Solid masonry wall no shorter than 4'-6" or
 - b. Wrought-iron view fence no shorter than 4'-6" with vertical members no greater than 4" apart; or
 - c. Other fencing method approved by the Planning and Zoning Commission.
6. Hours of operation shall be between 6:00 a.m. and 7:00 p.m., or as otherwise established by the Planning and Zoning Commission
7. Hours of outdoor activity shall be limited to between 8:00 a.m. and 6:00 p.m.

Permitted accessory uses

- A. Any accessory use customarily incidental to a permitted principal use.
- B. Off-street parking serving a permitted principal use, in accordance with Article 14-23.
- C. Private garage or carport for storage or parking of vehicles. D. Garden house, tool house, ramada, outdoor swimming pool and similar home recreational facilities; provided that such facilities are used solely by occupants of the premises and their guests.
- E. Storage or parking of recreational vehicles and utility trailers, in accordance with Chapter 14 Motor Vehicles and Traffic of the Peoria City Code (1992 Edition). (Ord. No. 98-18)
- F. Guest house or servant's quarters; subject to 14-5-9B.
- G. Home occupation, in accordance with Article 14-3, General Provision, Section 14-3-8, "Homes Occupations," of this Ordinance. (Ord. No. 02-85)
- H. Where the keeping of horses and other livestock is otherwise lawful, structures customarily accessory to such use. The provisions contained within Article 4-9 of the City Code shall apply to the keeping of horses and livestock.
- I. Day care for four (4) or less children. (Ord. No. 93-25)

Open Space: This project is designed with active open space access that will exceed the minimum requirement of 5% for single family residential lots by 20.01%. The active open space areas will contain multiuse elements that provide retention basin storage combined with public use improvements such as a trail, with various bench locations with an emphasis on vegetative shade, thereby promoting leisurely usage and enjoyment of the passive open spaces. The homeowners association will be responsible for the maintenance of all open space / retention tracts.

Natural Open Space: The Sierra Ridge Planned Area Development provides ample natural open space for the residents as required within the Conservation Standards of the Desert Lands Conservation Overlay. The site provides for a total of 3.51 acres of open space, of which 0.77 ac (22%) is considered natural open space. The site has a slope of 2.4 %, which requires between 15% and 25% natural open space to be provided within the site, making the site in compliance. Natural open space within the site is primarily located along the western portion of the site along the existing SRP line and natural drainage area. This area is designed with plants native to the site and to enhance the community through the natural features of the site with low water tolerant plants.



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Building Heights: The project will allow for both one- and two-story homes with a maximum 30' in height.

Lighting: Lighting within the project shall conform to the applicable section of the Peoria Zoning Ordinance governing exterior lighting.

Screening, Fencing and Walls: The standards for fencing and walls shall be as per the Peoria Zoning Ordinance including wall undulation and noise abatement.

Roadway Standards: Streets will be developed consistent with City of Peoria street standards.

Parking: Parking requirements for the project shall conform to the parking standards for single-family residential use as per the Peoria Zoning Ordinance.

Design Review Standards: Sierra Ridge Estates subdivision will be developed in accordance with the City of Peoria's Design Review Manual.

VIII. CONCEPTUAL LANDSCAPE PLAN/ STANDARDS

The project landscaping will be consistent with the Peoria Zoning Ordinance. The Final Landscape Plan will be submitted to the Planning Division. A Planting Data Sheet is a part of the Conceptual Landscape Plan (*The Conceptual Landscape Plan and additional coloring renderings are shown in Exhibit 6*)

On-Site Landscaped Areas- all open space areas will be landscaped to meet the City of Peoria's landscaping requirements.

Street Frontages- Landscaping will be provided within the ROW and side yard tracts per the City of Peoria's Landscaping requirements.

Perimeter Walls/Wall Details- Perimeter walls and wall details will comply with the City of Peoria's design specifications.

Signage- Project signage will be processed as a separate application and will be consistent with the Peoria Zoning Ordinance.

IX. INFRASTRUCTURE/ UTILITIES

1. Sewer

Sewer service will be provided by the City of Peoria. An existing 24-inch sanitary sewer line is located in 107th Avenue, which will serve Sierra Ridge Estates.

2. Natural Gas

Natural Gas is provided by Southwest Gas. There are existing services that will be extended from 107th Avenue to Sierra Ridge Estates.



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3. Water

Water service will be provided by the City of Peoria. There is an existing water line in Pinnacle Peak Road and 107th Avenue. This development will connect to these existing water lines, which are tied into the City of Peoria water system and will serve Sierra Ridge Estates.

4. Telephone

Century Link Communications will be supplying the telephone services to the area. Facilities exist in 107th Ave and will be brought to Sierra Ridge Estates to provide services accordingly. The Sunrise central switching office is located on 83rd Avenue just north of Deer Valley Road.

5. Electric Power

Electric power will be supplied by Arizona Public Service

CONTEXT PLAN AND SITE PHOTOS

EXHIBIT 3



1



2



3



4



5



6



7



8



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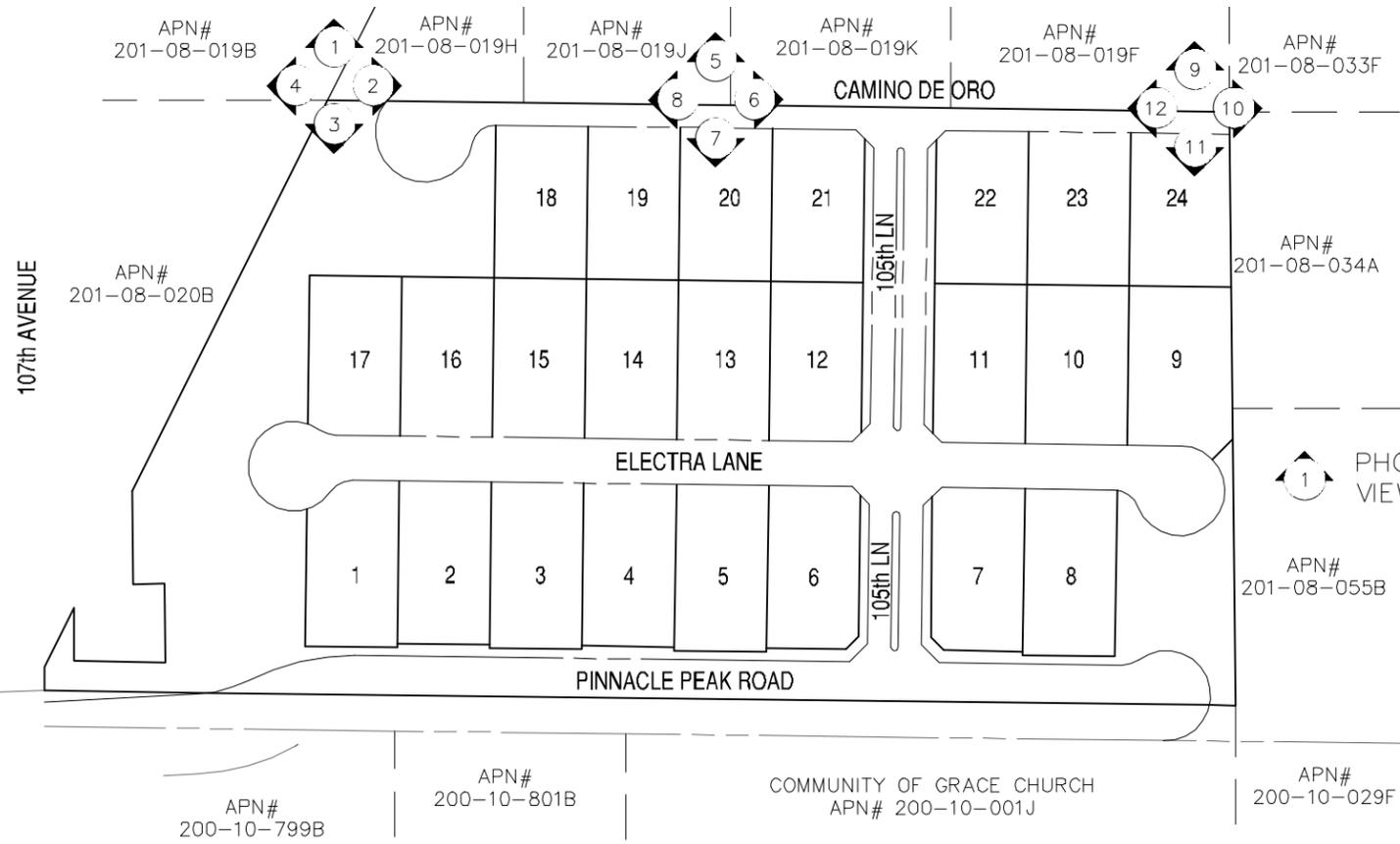
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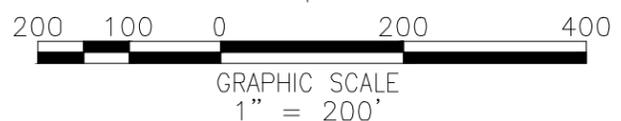
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12



1 PHOTO NUMBER AND VIEW ORIENTATION



SIERRA RIDGE ESTATES
 PEORIA, ARIZONA
EXHIBIT 3: CONTEXT PLAN AND SITE PHOTOS

3010 South Priest Drive Ste 103
 Tempe, Arizona 85282
 Phone: (480) 629-8830
 www.bowmanconsulting.com

Bowman
 CONSULTING

JOB #9684-01-001
 DATE 11/11/13
 SCALE 1"=200'
 DRAWN DMC
 SHT 1 OF 2



13



14



15



16



17



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20



21



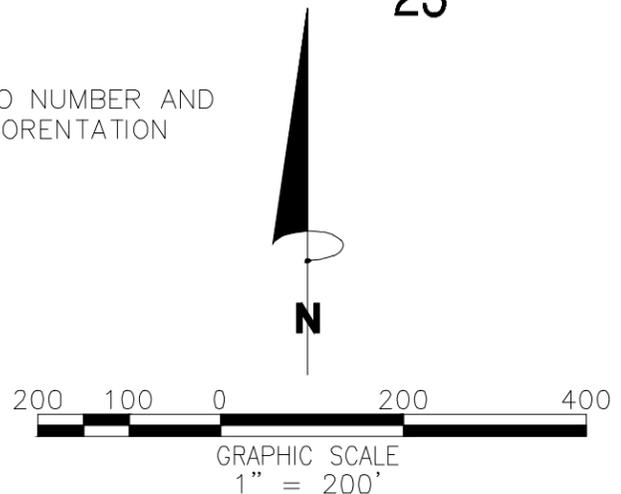
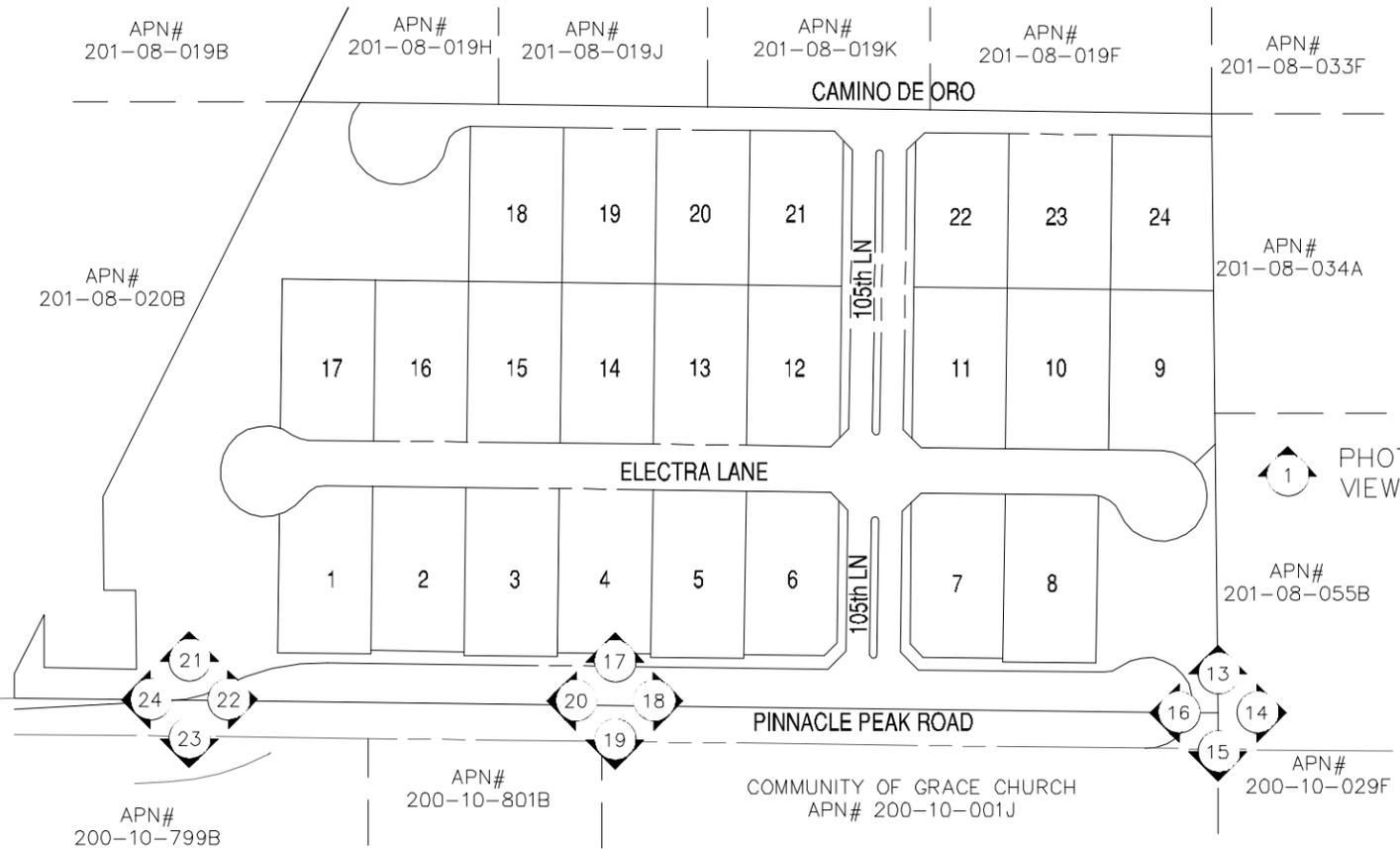
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23



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SIERRA RIDGE ESTATES
PEORIA, ARIZONA
EXHIBIT 3: CONTEXT PLAN AND SITE PHOTOS

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JOB #9684-01-001
DATE 11/11/13
SCALE 1"=200'
DRAWN DMC
SHT 2 OF 2

PRELIMINARY DEVELOPMENT PLAN

EXHIBIT 4



SIERRA RIDGE ESTATES
 PEORIA, ARIZONA
EXHIBIT 4: PRELIMINARY DEVELOPMENT PLAN

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 CONSULTING

JOB #9684-01-001
 DATE 11/11/13
 SCALE N.T.S.
 DRAWN DMC
 SHT 1 OF 1

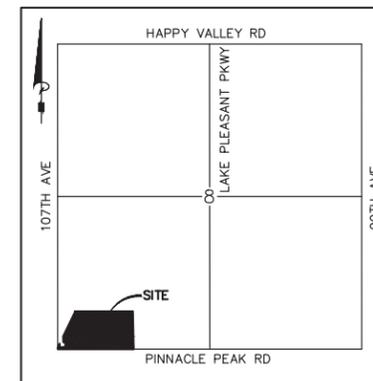
CAD FILE NAME: P:\9684 - NEC 107th Ave & Pinnacle Peak\9684-01-001 (ENG)\Engineering\Exhibits\9684-preliminary development plan.dwg 11/12/2013

**ALTA SURVEY AND
LEGAL DESCRIPTION**

EXHIBIT 5

ALTA/ACSM LAND TITLE SURVEY NEC OF 107TH AVENUE AND PINNACLE PEAK ROAD

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
NTS

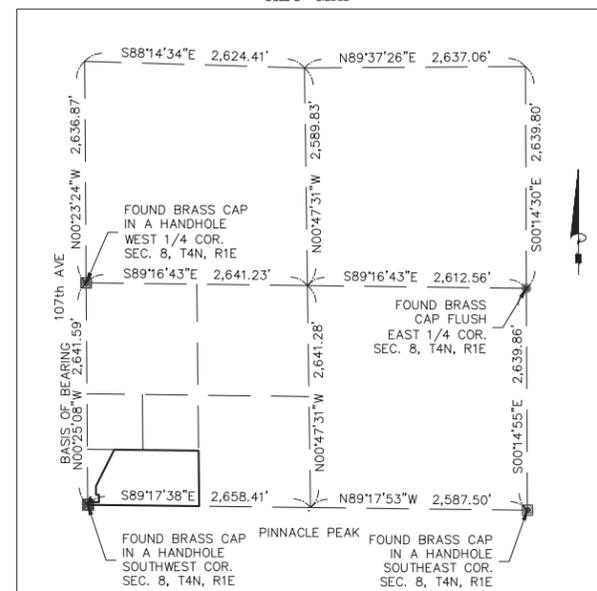
NOTES

- PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
- PURSUANT TO TABLE "A", ITEM NUMBER 2, THE PROPERTY ADDRESS HAS NOT BEEN PROVIDED OR OBSERVED.
- PURSUANT TO TABLE "A", ITEM NUMBER 3, ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1160H, DATED SEPTEMBER 30, 2005 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- PURSUANT TO TABLE "A", ITEM NUMBER 4, THE NET AREA OF THE SUBJECT PARCEL IS AS DESCRIBED IN THE LEGAL DESCRIPTION, THE LAND AREA OF THE SUBJECT PROPERTY CONTAINS:
 - PARCEL NO. 1 CONTAINS 219,212 SQ.FT OR 5.0324 ACRES MORE OR LESS
 - PARCEL NO. 2 CONTAINS 219,205 SQ.FT OR 5.0323 ACRES MORE OR LESS
 - PARCEL NO. 3 CONTAINS 106,391 SQ.FT OR 2.4424 ACRES MORE OR LESS
 - PARCEL NO. 4 CONTAINS 219,220 SQ.FT OR 5.0326 ACRES MORE OR LESS
 - TOTAL AREA CONTAINS 764,028 SQ.FT OR 17.5397 ACRES MORE OR LESS
- PURSUANT TO TABLE "A" ITEM NUMBER 5, VERTICAL RELIEF SHOWN HEREON IS BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1.00 FOOT, VERTICAL DATUM IS NAVD88, THE ORIGINATING BENCHMARK IS:
 - MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN A HANDHOLE LOCATED AT THE INTERSECTION OF 107TH AVENUE AND PINNACLE PEAK ROAD
 - ELEVATION = 1259.39'
 - NAVD88 DATUM
 - MARICOPA COUNTY DATA
- PURSUANT TO TABLE "A", ITEM NUMBER 11(g), VISIBLE SURFACE UTILITIES WITHIN SUBJECT PARCEL ARE SHOWN HEREON. NO RECORD MAPS FROM UTILITY OPERATING AGENCIES WERE REVIEWED. LOCATION OF UNDERGROUND UTILITIES ARE UNKNOWN.
- PURSUANT TO TABLE "A", ITEM NUMBER 8, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC ARE SHOWN HEREON.
- PURSUANT TO TABLE "A", ITEM NUMBER 13, NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS ARE SHOWN HEREON.
- PURSUANT TO TABLE "A", ITEM 16, TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED EVIDENCE OF EARTH MOVING WORK OR SITE CONSTRUCTION UNDERWAY OR RECENTLY COMPLETED (EXCEPT AS SHOWN HEREON.) THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.
- ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
- NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.

BENCHMARK

MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN A HANDHOLE AT THE INTERSECTION OF 107TH AVENUE AND PINNACLE PEAK ROAD.
ELEVATION=1259.39' NAVD88

KEY MAP



TITLE COMMITMENT SCHEDULE B - SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-555628-PHX1, EFFECTIVE DATE: JULY 17, 2012 AT 7:30 A.M. AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B - SECTION II OF THE TITLE INSURANCE COMMITMENT WITH RESPECT TO THE SURVEYED PROPERTY.

- (a) THE FOLLOWING ITEMS LISTED AS EXCEPTIONS PERTAIN TO THE SURVEYED PROPERTY HOWEVER, ARE NOT SURVEY RELATED MATTERS: ITEMS 1, 10 AND 11.
- (b) ITEM 2 REFERS TO THE RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA. NO PATENT DOCUMENTS HAVE BEEN PROVIDED BY THE INSURER. AS THE SURVEYOR HAS NOT PERFORMED AN INDEPENDENT INVESTIGATION IN MATTERS OF TITLE OR EASEMENT, NO REVIEW OF THIS DOCUMENT HAS BEEN POSSIBLE AND MAY AFFECT THE PROPERTY UNBENEFIT TO THE SURVEYOR AND THEREFORE NOT SHOWN ON THE MAP HEREOF.
- (c) THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.
- (d) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY AND ARE SHOWN ON THE SURVEY OR UNLESS OTHERWISE EXPLAINED AS HOW THEY AFFECT THE SURVEYED PROPERTY:
 - (e) DENOTES SCHEDULE B ITEMS SHOWN HEREON.

- ITEM 2 PROPERTY IS SUBJECT TO RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (ITEM HAS NOT BEEN SUPPLIED BY TITLE)
- ITEM 3 PROPERTY IS SUBJECT TO THE RIGHT TO ENTER UPON SAID LAND PROSPECT FOR, MINE AND REMOVE AN UNDIVIDED ONE-HALF INTEREST OF ALL THE OIL, GAS, MINERALS, AND ALL MATERIALS WHICH ARE OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSONABLE MATERIALS, AS SET FORTH IN DEED RECORDED APRIL 26, 1956 IN DOCKET 1887, PAGE 549 OF OFFICIAL RECORDS. (ITEM IS SHOWN HEREON)
- ITEM 4 PROPERTY IS SUBJECT TO ALL MATTERS AS SET FORTH IN ROAD DECLARED (ROAD FILE NO. A158), RECORDED MARCH 16, 2001 AS 2001-207764 OF OFFICIAL RECORDS. (ITEM IS SHOWN HEREON)
- ITEM 5 PROPERTY IS SUBJECT TO ALL MATTERS CONTAINED IN THE RIGHT OF WAY AGREEMENT ATTACHED TO AND MADE A PART OF THE WARRANTY DEED FROM ELIZABETH W. BODNER, A WIDOW, AS TO AN UNDIVIDED 37/100 INTEREST; BRUCE A. BODNER, AN UNMARRIED MAN, AS TO AN UNDIVIDED 42/100 INTEREST AND DONALD R. BODNER, A MARRIED MAN, IN HIS SOLE AND SEPARATE CAPACITY, AS TO AN UNDIVIDED 21/100 INTEREST TO MARICOPA COUNTY, RECORDED AT RECORDER'S NO. 2001-896414 OF OFFICIAL RECORDS. (ITEM IS SHOWN HEREON)
- ITEM 6 PROPERTY IS SUBJECT TO ALL MATTERS AS SET FORTH IN PINNACLE PEAK ROAD RESULTS OF SURVEY, RECORDED AS BOOK 865 OF MAPS, PAGE 7 AND AMENDMENT TO RESULTS OF SURVEY PINNACLE PEAK ROAD RECORDED IN BOOK 973 OF MAPS, PAGE 4 OF OFFICIAL RECORDS. (ITEM PERTAINS TO BEARINGS AND DISTANCES ONLY AND IS NOT SHOWN HEREON)
- ITEM 7 PROPERTY IS SUBJECT TO ALL MATTERS AS SET FORTH IN RECORD OF SURVEY, RECORDED AS BOOK 1028 OF MAPS, PAGE 1 OF OFFICIAL RECORDS. (ITEM PERTAINS TO BEARINGS AND DISTANCES ONLY AND IS NOT SHOWN HEREON)
- ITEM 8 PROPERTY IS SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 306 OF DEEDS AND PAGE 345 OF OFFICIAL RECORDS. (ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
- ITEM 9 PROPERTY IS SUBJECT TO AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 1887 AND PAGE 546 OF OFFICIAL RECORDS. (ITEM SHOWN HEREON)

CURRENT RECORD DESCRIPTION OF THE SURVEYED PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT ONE-HALF OF ALL THE OIL, GAS, MINERALS, AND ALL MATERIALS WHICH ARE OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSONABLE MATERIALS, AS SET FORTH IN DEED RECORDED APRIL 26, 1956 IN DOCKET 1887, PAGE 549.

PARCEL NO. 2:

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CURRENT RECORD DESCRIPTION OF THE SURVEYED PROPERTY (CONTINUED)

PARCEL NO. 3:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPTING THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER WHICH BEARS NORTH 0 DEGREES 13 MINUTES WEST A DISTANCE OF 26.35 FEET FROM THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 0 DEGREES 13 MINUTES WEST ALONG THE WEST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 634.54 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 89 DEGREES 06 MINUTES EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 320.55 FEET;

THENCE SOUTH 26 DEGREES 47 MINUTES WEST A DISTANCE OF 705.06 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN INSTRUMENT NO. 87-094975, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8;

THENCE NORTH 00 DEGREES 13 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF SAID NO. NCS-555628-PHX1 PAGE 8 SECTION 8 A DISTANCE OF 9.761 METERS (32.02 FEET);

THENCE LEAVING SAID WEST LINE NORTH 89 DEGREES 04 MINUTES 13 SECONDS EAST A DISTANCE OF 10.154 METERS (33.31 FEET) TO THE SOUTHWEST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 13 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 17.771 METERS (58.30 FEET) TO THE NORTHWEST CORNER OF SAID PARCEL;

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BASIS OF BEARING

BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

NORTH 00 DEGREES 25 MINUTES 08 SECONDS WEST

SHEET INDEX

- 1 COVER, NOTES, SCHEDULE 'B' ITEMS
- 2 SITE DETAIL & EASEMENTS

SURVEYOR'S CERTIFICATE

TO: D.R. HORTON, INC., A DELAWARE CORPORATION
HARBOR PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(e), 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09/04/12.

JASON R. KACK R.L.S. #33315 10/31/12
jkack@bowmancon.com DATE



Bowman
CONSULTING
C O N S U L T I N G
Bowman Consulting Group, Ltd.
Phone (480) 629-8800
Fax (480) 629-8841
300 South Priest Drive, #103
Tempe, Arizona 85282
www.bowmanconsulting.com



ALTA/ACSM LAND TITLE SURVEY
NEC OF 107TH AVENUE AND PINNACLE PEAK ROAD
SURPRISE, ARIZONA

DATE	REVISION
10-31-12	
PROJ NO: 9684-01-12	
TASK NUM:	
DRAWN BY: TS	
CHECKED: CH	
QUALITY: JK	
CLIENT NO:	
SCALE	
N.T.S.	
1 OF 2	

DECEMBER 5, 2012
PROJECT # 9684-01-001

**LEGAL DESCRIPTION
SIERRA RIDGE ESTATES
BOUNDARY**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

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SAID PARCEL CONTAINS 764,028 SQUARE FEET OR 17.5397 ACRES, MORE OR LESS.

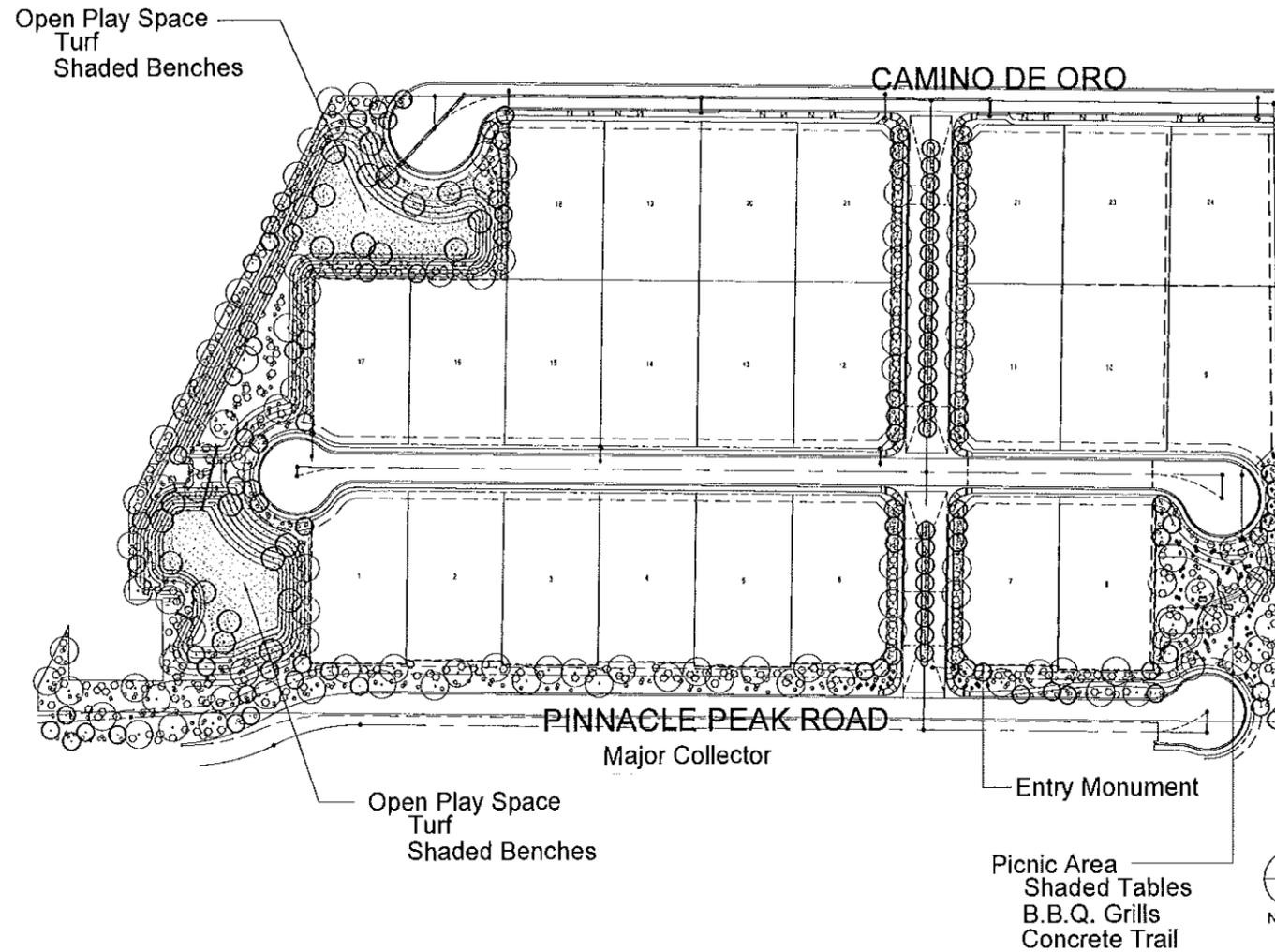


CONCEPTUAL LANDSCAPE PLAN/STANDARDS & WALL DETAILS

EXHIBIT 6

SIERRA RIDGE ESTATES

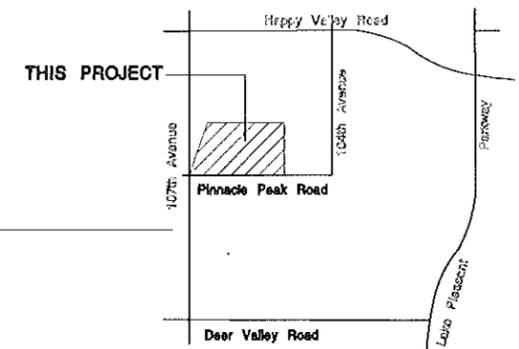
Preliminary Landscape Plan



OWNER: _____

ENGINEER: _____

LANDSCAPE ARCHITECT _____



CONCEPT PLANT SCHEDULE

	DESERT SHADE TREES Cercidium floridum / Blue Palo Verde Prosopis pubescens / Screwbean Mesquite
	DESERT ACCENT TREES Acacia smallii / Sweet Acacia Cercidium praecox / Sonoran Palo Verde
	TURF SHADE TREES Dalbergia sissoo / Rosewood Ulmus parvifolius 'True Green' / True Green Elm
	LARGE SHRUBS Cassia artemisioides / Feathery Cassia Dodonaea viscosa 'Green' / Green Hopseed Bush Leucophyllum candidum 'Thunder Cloud' TM / Brewster County Barometerbush
	SMALL SHRUBS Convolvulus cneorum / Bush Morning Glory Leucophyllum langmaniae 'Rio Bravo' TM / Barometerbush Ruellia penninsularis / Wild Petunia
	GROUND COVERS Lantana x 'New Gold' / New Gold Lantana
	ACCENTS Dasylirion wheeleri / Grey Desert Spoon Hesperaloe parviflora 'Brakelights' TM / Brakelights Red Yucco
	TURF Cynodon dactylon 'Midiron' / Bermuda Grass

PRELIMINARY PLANTING DATA TABLE

LANDSCAPE AREAS	REQUIRED	PROVIDED
A. STREET FRONTAGE AREAS (14-35-4.A.1)		
1. ADJACENT TO ARTERIAL STREETS (10' FEET)	0 SQ.FT.	0 SQ.FT.
2. ADJACENT TO COLLECTOR STREETS (8 FEET)**	10,400 SQ.FT.	25,011 SQ.FT.
3. ADJACENT TO LOCAL STREETS (8 FEET)**	7,920 SQ.FT.	9,900 SQ.FT.
** REQUIREMENT APPLIED ALONG LOT SIDE AND REAR FRONTAGE AREAS		
B. REQUIRED DRAINAGE RETENTION / DETENTION AREAS (14-35-4.A.6)	52,178 SQ.FT.	52,178 SQ.FT.
C. USEABLE OPEN SPACE AREAS (DESIGN REVIEW MANUAL 20-70-12.C.)		
1. LOTS LESS THAN 10,000 SQUARE FEET (9% OF GROSS PROJECT AREA)	88,762 SQ.FT.	143,326 SQ.FT.
2. LOTS 10,000 - 18,000 SQUARE FEET (7% OF GROSS PROJECT AREA)	N/A SQ.FT.	N/A SQ.FT.
3. LOTS GREATER THAN 18,000 SQUARE FEET (5% OF GROSS PROJECT AREA)	N/A SQ.FT.	N/A SQ.FT.

NOTE: IF THE DEVELOPMENT INCLUDES A MIXTURE OF LOT SIZES BEYOND THE RANGES DESCRIBED ABOVE, THE PERCENTAGE OF USEABLE OPEN SPACE REQUIRED SHALL BE BASED ON THE PERCENTAGE OF LOTS IN EACH CATEGORY.

PLANT QUANTITIES

STREET FRONTAGE LANDSCAPE AREAS (14-35-4.A.2)	92 TREES	92 TREES
D. TREES: 1 PER 25 LINEAR FEET OF STREET FRONTAGE (8' OR 10' BUFFER + ROW)	459 SHRUBS	459 SHRUBS
E. SHRUBS: 5 PER 25 LINEAR FEET OF STREET FRONTAGE (8' OR 10' BUFFER + ROW)		
DRAINAGE RETENTION / DETENTION + USEABLE OPEN SPACE AREAS (14-35-4.A.1)	121 TREES	143 TREES
F. TREES: 1 PER 1000 SQUARE FEET	605 SHRUBS	714 SHRUBS
G. SHRUBS: 5 PER 1000 SQUARE FEET		

NOTE: USEABLE OPEN SPACE AREAS MAY OCCUPY THE SAME AREAS AS DRAINAGE (I.E. IMPROVED RETENTION BASINS)

SPECIAL PLANTING REQUIREMENTS (PAD, ZONING, ETC)

TOTALS	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREAS (A+B+C)	139,280 SQ.FT.	153,337 SQ.FT.
TOTAL USEABLE OPEN SPACE PERCENT	9%	20.07%
TOTAL TREES (D+F)	213 TREES	235 TREES
TOTAL 24" BOX TREES (50% OF TOTAL REQUIRED TREES)	107 TREES	118 TREES
TOTAL SHRUBS (E+G)	1,063 SHRUBS	1,172 SHRUBS

GENERAL NOTES

- TURF (LAWN) IS LIMITED TO A MAXIMUM OF 20% OF THE SITE AREA.
- A DEVELOPMENT MAY SUBSTITUTE A 36" BOX OR LARGER TREE IN PLACE OF A 16 GALLON TREE AS A SUBSTITUTION RATE OF 1.5 TREES FOR EVERY REQUIRED (15) GALLON TREE.
- ALL LANDSCAPED AREAS SHALL BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM WHICH MAY BE SPRAY, FLOOD OR DRIP SYSTEM.
- PLANT MATERIALS UTILIZED IN LANDSCAPED AREAS IN THE ROW MUST BE INCLUDED ON THE MOST RECENT EDITION OF THE PHOENIX ACTIVE WATER USE / DROUGHT TOLERANT PLANT LIST.
- THE DEVELOPER SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY.
- A 3 FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCR OACH WHEN MATURE.
- ALL PLANT MATERIAL SHALL BE SIZED PER THE CITY OF PEORIA'S LANDSCAPE GUIDELINES.

CVL
COE & VAN LOO



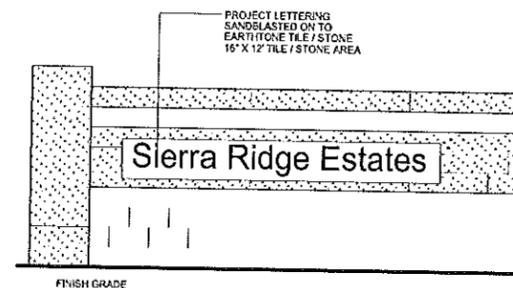
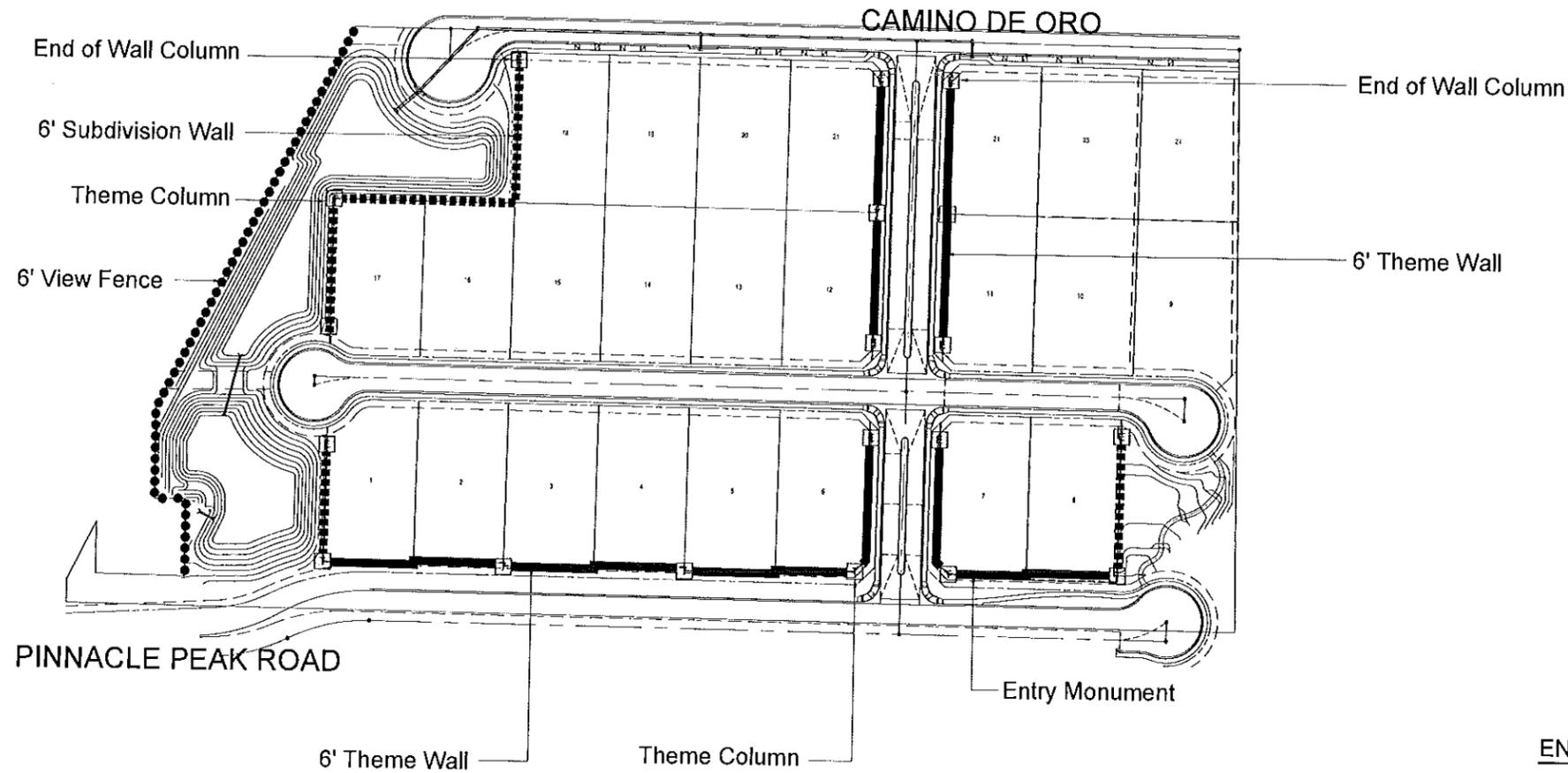
COE & VAN LOO CONSULTANTS, INC.

NOVEMBER 07, 2013

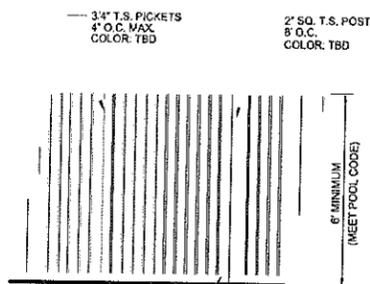
SHEET 1 OF 2

SIERRA RIDGE ESTATES

Preliminary Wall Plan

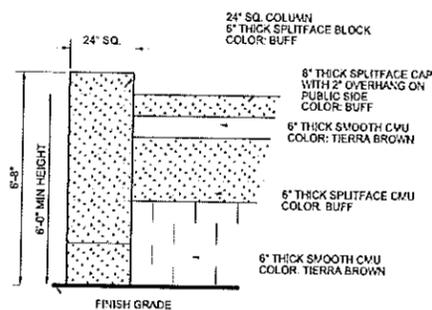


ENTRY_SIGNAGE_ELEVATION



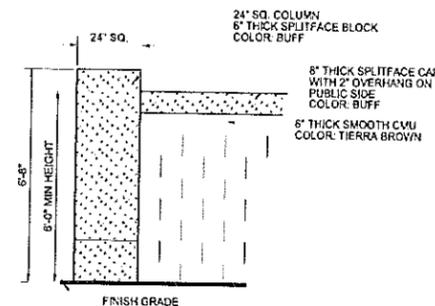
6'_VIEW_WALL

1' x 2' T.S. TOP AND BOTTOM RAIL
COLOR: TBD



6'_THEME_WALL

Used along Pinnacle Peak Road



6'_SUBDIVISION_WALL

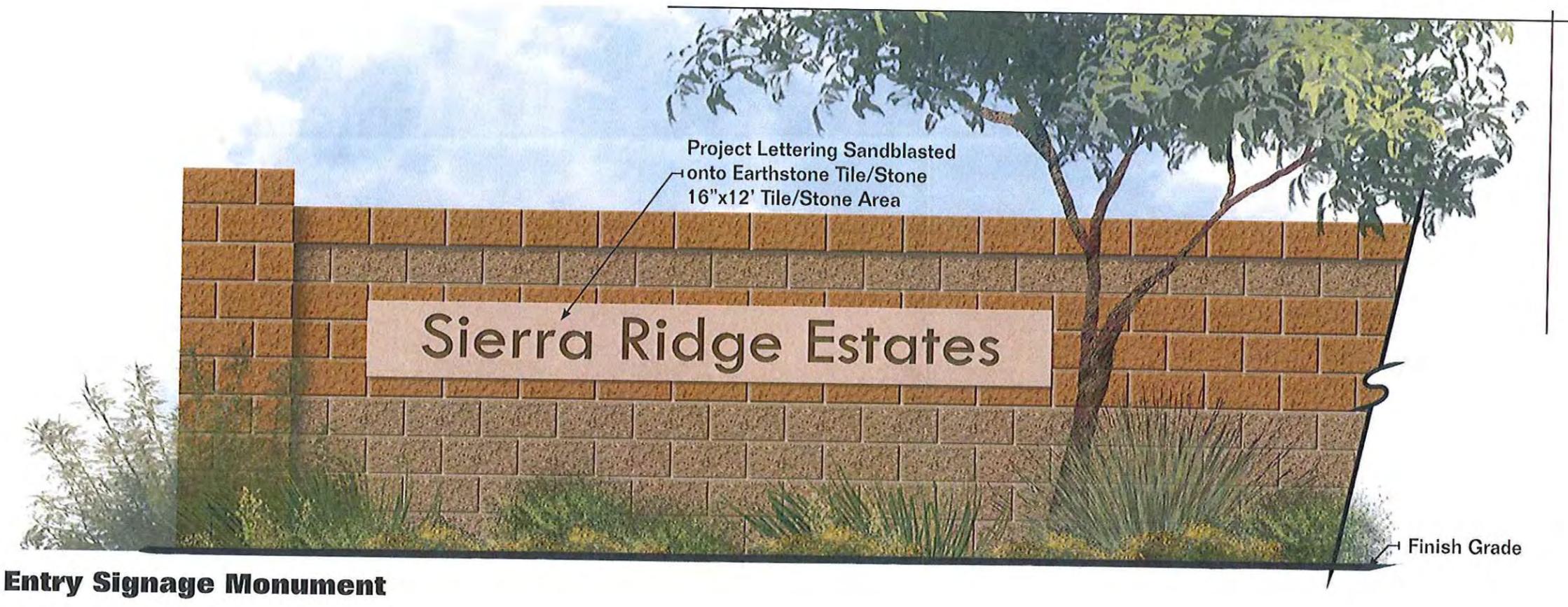
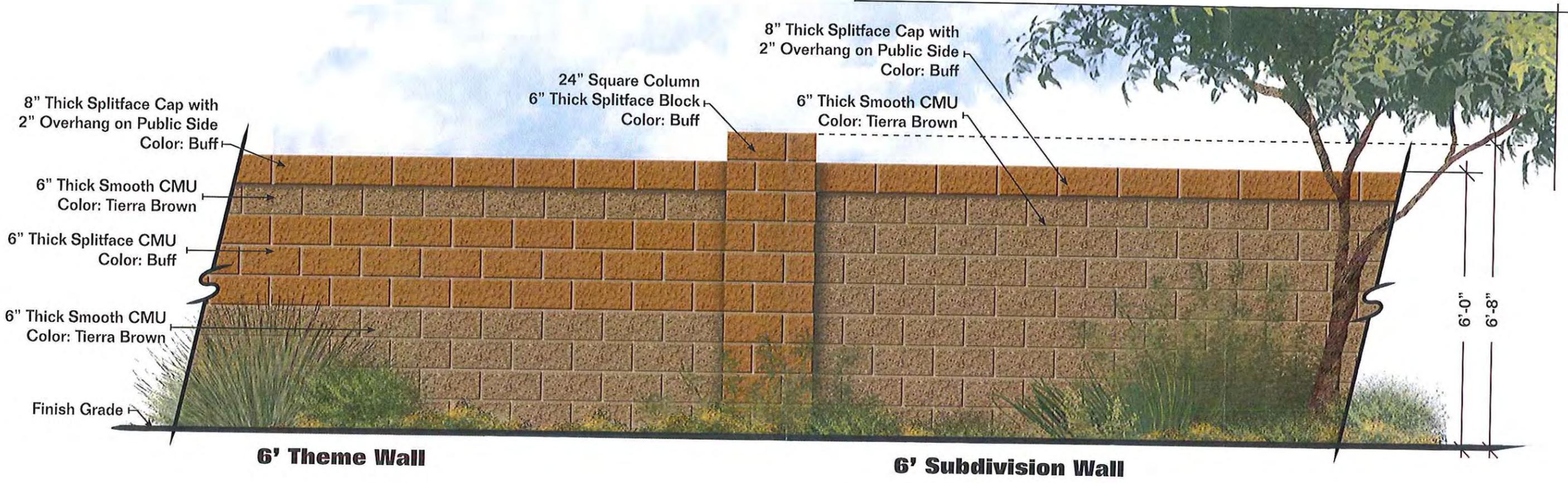
Used on all interior walls adjacent to open space

CVL
COE & VAN LOO



COE & VAN LOO CONSULTANTS, INC.

NOVEMBER 07, 2013
SHEET 2 OF 2



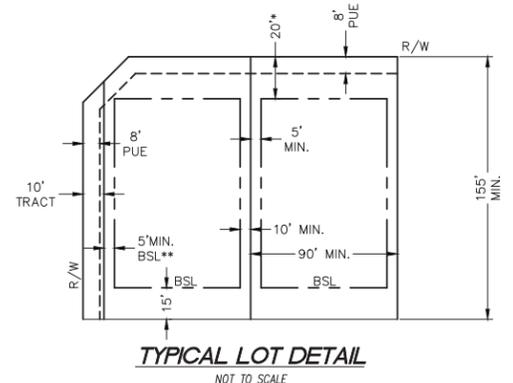
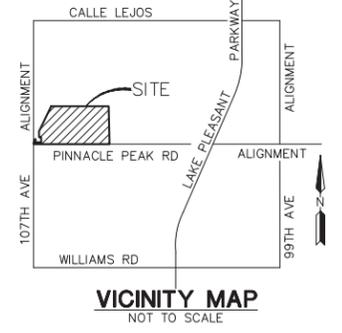
PRELIMINARY PLAT

EXHIBIT 7

SIERRA RIDGE ESTATES PRELIMINARY PLAT

NEC 107th AVE. AND PINNACLE PEAK RD. PEORIA, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



*20' FRONT SETBACK MAY BE DECREASED BY 10' AT
CUL-DE-SAC AND KNUCKLE LOTS

**CORNER LOT, STREET SIDE SETBACK = 10 FT MIN.
IF A 10 FT TRACT IS SHOWN AS ABOVE, THE LOT
SHALL BE CONSIDERED AN INTERIOR LOT, WITH
MINIMUM SIDE SETBACK = 5 FT. (15 FT TOTAL)

AVERAGE LOT AREA = 18,512 SF

CIVIL ENGINEER
BOWMAN CONSULTING GROUP, LTD.
13111 NORTH 94TH DRIVE
SUITE A
PEORIA, ARIZONA 85381
PHONE: 602.679.4438
CONTACT: SHELBY DUPLESSIS

DEVELOPER
DR HORTON
20410 N 19TH AVENUE
SUITE #100
PHOENIX, ARIZONA 85027
PHONE: 480.483.0006
CONTACT: HOLLY JAMES

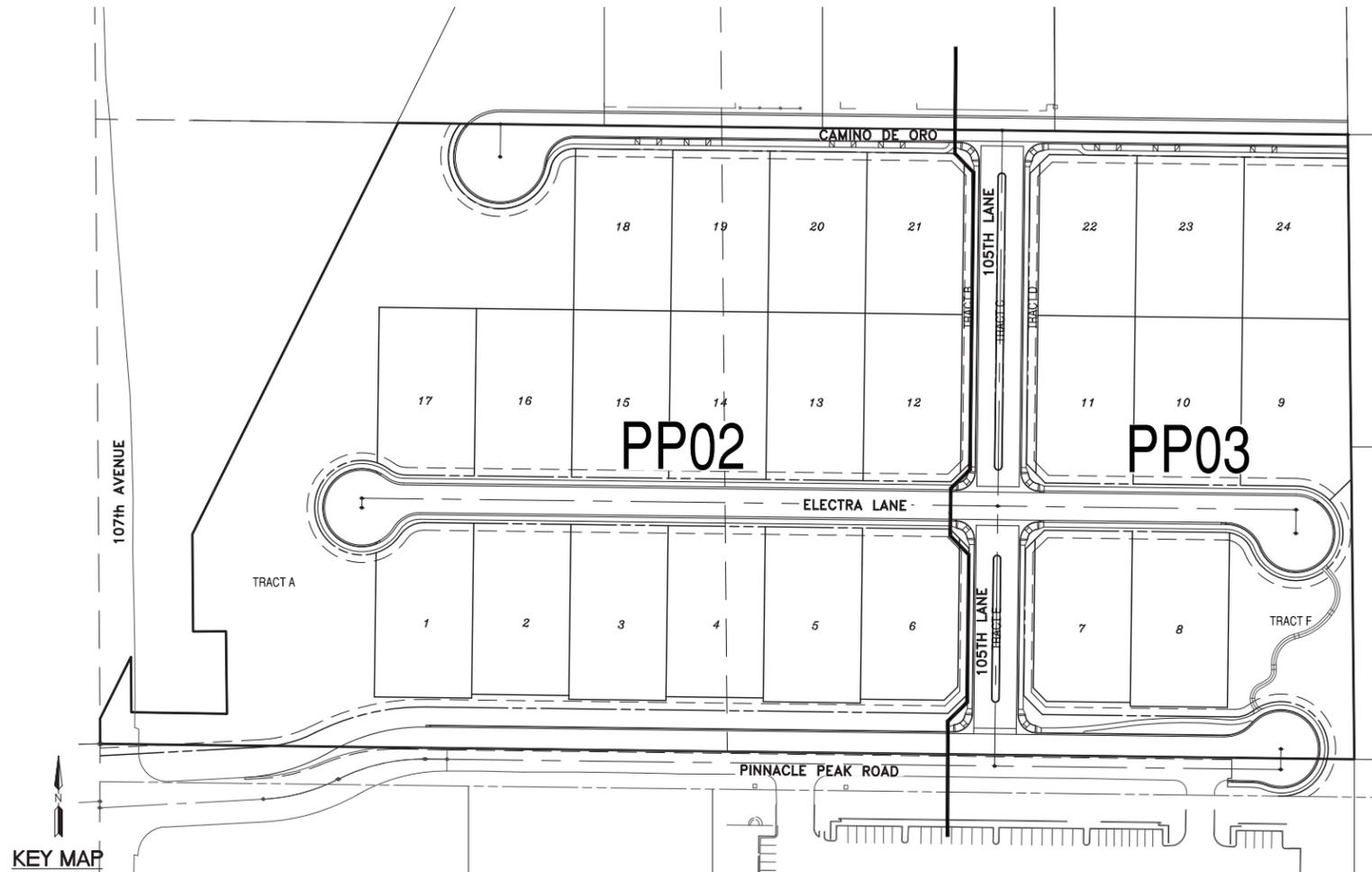
SHEET INDEX
PP01 COVER SHEET - DETAILS AND NOTES
PP02-PP03 PRELIMINARY PLAT

BASIS OF BEARING
BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST
QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA, SAID BEARING BEING:

NORTH 00 DEGREES 25 MINUTES 08 SECONDS WEST

BENCHMARK
MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS
CAP IN A HANDHOLE AT THE INTERSECTION OF 107TH AVENUE
AND PINNACLE PEAK ROAD.
ELEVATION=1259.39' NAVD88

ZONING
EXISTING: RURAL - 43 (MARICOPA COUNTY)
PROPOSED: PAD Z13-0001 (CITY OF PEORIA)



CITY OF PEORIA NOTES

- ALL CUL-DE-SACS ARE 50' RADIUS.
- LANDSCAPE AND WALL DETAILS ARE ON CONCEPTUAL LANDSCAPE PLAN.
- ALL SIGHT VISIBILITY TRIANGLES PER PEORIA DETAIL #159 / 30 FT.
- LANDSCAPE RETENTION TRACTS SHALL BE INSTALLED BY DEVELOPER AND MAINTAINED BY THE H.O.A. A MID WILL BE ESTABLISHED AND TAKE OVER MAINTENANCE IN THE EVENT THE H.O.A. FAILS.
- DEVELOPMENT WITHIN THE PROJECT AREA SHALL CONFORM TO THE CITY OF PEORIA DESIGN REVIEW MANUAL.
- FOR PUBLIC UTILITY EASEMENTS (PUE), PLEASE SEE TYPICAL LOT DETAIL ON THIS SHEET FOR TYPICAL LOCATIONS.

DEVELOPMENT NOTES

- THE BOUNDARY AND TOPOGRAPHY SHOWN HEREON ARE BASED ON THE ALTA SURVEY PREPARED BY BOWMAN CONSULTING, 3010 SOUTH PRIEST DRIVE #101 TEMPE, AZ 85282, PHONE 480.629.8830.
- ALL STREETS (ONSITE AND OFFSITE) ARE TO BE PUBLIC.
- ALL SEWER AND WATER IMPROVEMENTS ARE TO BE PUBLIC
- THE SITE IS LOCATED IN FLOOD ZONE 'X' AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 04013C1160H, PANEL 1160 OF 4350, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005. A PORTION OF THIS MAP HAS BEEN INCLUDED IN A PRELIMINARY DRAINAGE REPORT PREPARED FOR THIS PROJECT BY BOWMAN CONSULTING.
- THE PAVEMENT SECTIONS SHOWN HEREON ARE MINIMUM SECTIONS ONLY. THE SOILS ENGINEER SHALL CALCULATE THE REQUIRED PAVEMENT SECTIONS BASED ON SOIL TESTS TAKEN ON THE SUBGRADE. THE SOILS ENGINEER'S FINAL PAVEMENT SECTIONS SHALL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
- THE DEVELOPER WILL CREATE A HOMEOWNERS ASSOCIATION FOR THIS PROJECT TO INCLUDE ALL PROPERTY OWNERS AND WILL DRAFT CC&RS FOR RECORDATION CONCURRENTLY WITH THE FINAL PLAT. THE HOMEOWNERS ASSOCIATION WILL BE DEEDED THE OPEN SPACE TRACTS AND SHALL BE RESPONSIBLE FOR ALL REQUIRED MAINTENANCE OF THE LANDSCAPE IMPROVEMENTS, DRAINAGE AND RETENTION IMPROVEMENTS WITHIN THESE TRACTS AS WELL AS THAT FOR ANY RECREATIONAL AMENITIES PROVIDED BY THE DEVELOPER.
- ONSITE IMPROVEMENTS AS SHOWN HEREON SHALL INCLUDE RETENTION BASINS SUFFICIENT TO CONTAIN THE 100-YEAR, 2-HOUR RAINFALL EVENT. THE DEVELOPER SHALL PROVIDE THE CITY OF PEORIA DRAINAGE/RETENTION EASEMENTS OVER THESE BASINS TO ENSURE THAT THE CITY CAN MAINTAIN THESE FACILITIES SHOULD THE HOMEOWNERS ASSOCIATION FAIL TO PROVIDE ADEQUATE MAINTENANCE.
- ALL FINISHED FLOORS SHALL BE ADEQUATELY PROTECTED FROM THE 100-YEAR RAINFALL EVENT AS REQUIRED BY CITY AND COUNTY ORDINANCES.
- ALL LIGHTING SHALL COMPLY WITH THE CITY'S LIGHTING ORDINANCE.
- A PRELIMINARY LANDSCAPE PLAN FOR THIS PROJECT HAS BEEN PREPARED BY COE & VAN LOO CONSULTANTS, INC., 4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014 602.264.6831.
- BASED ON THE EXTREMELY SMALL PEAK SEWER AND WATER FLOWS FOR THE SITE FOR AS SHOWN IN THE PROJECT DESIGN REPORTS (HEREBY MADE A PART OF THIS PRELIMINARY PLAT) IT IS NOT ANTICIPATED THAT THIS SITE ALONE WILL HAVE ANY MEANINGFUL IMPACT ON THE CITY'S INFRASTRUCTURE.

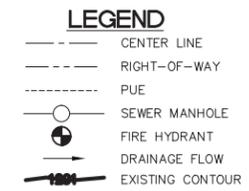
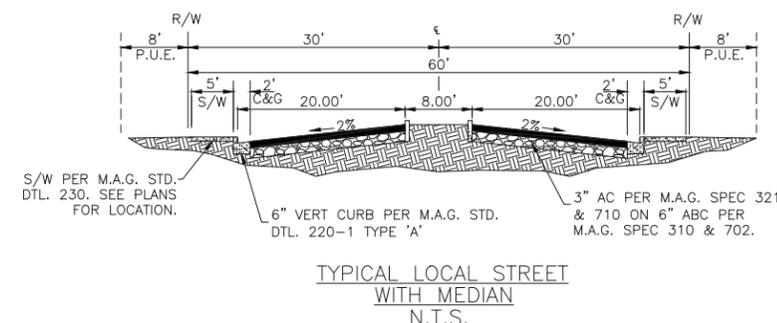
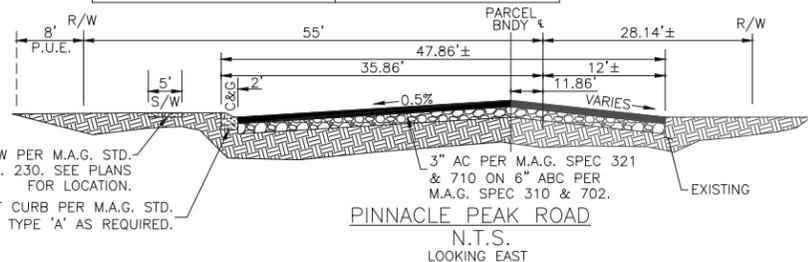
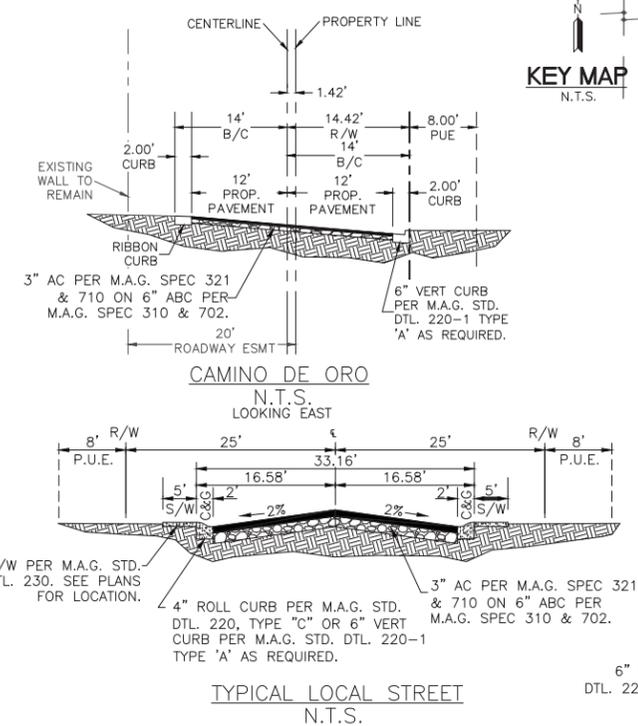


SITE DATA

SITE DATA		
GROSS AREA	764,029 sf	17.54 Ac
NET AREA	596,722 sf	13.70 Ac
EXISTING ZONING	RURAL-43 (MARICOPA COUNTY)	
PROPOSED ZONING	PAD (Z13-0001)	
PEORIA GENERAL PLAN	RESIDENTIAL ESTATE 0-2 DU/Ac	
PROPOSED DENSITY	24 LOTS	1.37 DU/Ac
TOTAL OPEN SPACE AREA	152,904	3.51
TOTAL USABLE OPEN SPACE AREA	142,831	3.28
OPEN SPACE REQUIRED	9%	
OPEN SPACE PROVIDED	20.01%	

LAND USE TABLE

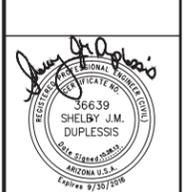
LAND USE TABLE							
LOT AREA (sf)	STREET AREA (sf)	OPEN SPACE AREA (sf)	GROSS TOTAL (sf)	GROSS TOTAL (Ac)	NET TOTAL (sf)	NET TOTAL (Ac)	OPEN SPACE (%)
443817.98	167306.44	152904.18	764,029	17.54	596,722	13.70	20.01



Bowman
CONSULTING

Bowman Consulting Group, Ltd.
3010 South Priest Drive, Ste 101
Tempe, Arizona 85282
Phone: (480) 629-8830
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

PRELIMINARY PLAT
SIERRA RIDGE ESTATES
MARICOPA COUNTY
PEORIA, ARIZONA



PLAN STATUS		
DATE	DESCRIPTION	SD
JS	CRS	CHKD
DESIGN	DRAWN	
SCALE	H: N.T.S.	
	V: N.T.S.	
JOB No.	9684-01-001	
DATE	NOV. 2013	
PP01		
SHEET	1	OF 3

SCHOOL DISTRICT CONTACT COORDINATION

EXHIBIT 8



January 18, 2013

Peoria Unified School District
Attn: Christian Williams
6330 West Thunderbird Road
Glendale, AZ 85306

Dear Mr. Williams:

This letter is being sent to you pursuant to the City of Peoria Planning Division School District Notification Policy for General Plan designation and zoning classification changes. Please be advised that we are applying for a zoning change and an amendment to the General Plan that changes the zoning designation of a 17.5 acre site located on the northeast corner of 107th Avenue and Pinnacle Peak Road, from Vacant Residential Land to PAD resulting in greater residential densities on the subject property. The property will currently allow approximately 17 residential units; and our application(s) will result in a total of 35 units, an increase of 200%.

We have attached a Proposed Land Use Map for your reference. You are requested to respond to the City of Peoria Planning Division at 9875 N. 85th Ave, Peoria and reference Zoning Application and General Plan Amendment # [Forthcoming] if you have any information you feel is necessary for their review.

If you would like to discuss the proposal, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. I can be reached at **602.679.4438**.

Sincerely,

A handwritten signature in black ink that reads "Shelby JM Duplessis". The signature is written in a cursive, flowing style.

ShelbyJM Duplessis, PE, LEED AP
Senior Project Manager



February 11th, 2013

Rob Gubser,
Principal Planner
City of Peoria
9875 N. 85th Avenue
Peoria, AZ 85345

RE: Sierra Ridge Estates

Dear Rob Gubser,

This letter is intended to keep you informed about the Peoria Unified School District's communication with DR Horton, concerning Sierra Ridge Estates. We would like to express the District's support for this project.

Representatives of DR Horton and staff at the Peoria Unified School District have worked diligently in the past several months to execute a Developer Assistance Agreement. At this time, DR Horton has signed the agreement and the item will appear in our upcoming board meeting for approval. Although the agreement has yet to be recorded, DR Horton has expressed their commitment to our Developer Assistance Agreement and their support to the students who will be living in Sierra Ridge Estates. The District expects that an agreement will be executed within the next few months. With this promise of collaboration, the District fully supports DR Horton's progression through the zoning and platting process.

We commend the Developer's commitment to public education and for helping us to provide an outstanding education to students in the Peoria Unified School District. Please feel free to contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Williams', written over a horizontal line.

Christian M. Williams,
Department of Research and Planning

Cc: Michael E. Finn, Chief Financial Officer

DEVELOPER ASSISTANCE AGREEMENT

This Agreement is entered into on _____, 2013, between the following parties:

PEORIA UNIFIED SCHOOL DISTRICT NO. 11

(hereafter "PUSD")
6330 West Thunderbird Road
Glendale, Arizona 85306

and

DR Horton, Inc.

(hereafter "Developer")
16430 N. Scottsdale Road, Suite 200
Scottsdale, AZ 85254

Developer and PUSD may be collectively referred to herein as "Parties."

I. RECITALS

The purpose of this Agreement is to provide PUSD students with greater opportunities to learn based on enhanced resources provided by the Developer and to foster and improve communication and cooperation between PUSD and Developer in developing the residential community to be known as Sierra Ridge Estates and the schools that serve that community.

II. COVENANTS

- A. PUSD's Obligations: PUSD will provide a statement to the City of Peoria upon Developer's request and will work collaboratively with Developer to accomplish the Parties' mutual objective of providing high quality educational opportunities for the children of Sierra Ridge Estates and of the District.
- B. Developer's Obligations: Developer shall pay to PUSD \$1,000 per house constructed in Sierra Ridge Estates to be used by PUSD for capital facilities and/or general maintenance and operations expenses. Such payment shall be made by Developer to PUSD no later than at the time each house closes escrow with a third party buyer. That specific consideration is detailed in Exhibit "A" attached hereto. Under no circumstances shall this Agreement have any legal effect without the PUSD Governing Board approving the contents of Exhibit "A".

C. Default:

1. Developer acknowledges that the District intends to rely upon this Agreement in formulating its plans for growth and in other regards, and that such reliance is reasonable. In the event of any default under this Agreement, the non-defaulting party shall have all rights and remedies provided at law or in equity, including without limitation specific performance and injunctive relief, and all such rights and remedies shall be cumulative. Developer acknowledges the sufficiency of consideration for this Agreement and irrevocably waives lack of consideration as a defense to the enforcement of this Agreement.

III. TERM

This Agreement shall begin immediately upon signature by both parties and, except as provided herein, shall terminate upon close of escrow of the last remaining house, or lot or as otherwise terminated sooner by the parties. This Agreement may be renewed by the Parties consistent with Arizona law.

IV. MISCELLANEOUS

A. Successors and Assigns:

1. The terms and conditions of this Agreement shall inure to the benefit and be binding upon the heirs, personal representatives, successors in interest, assigns, and legal representatives of each party with respect to all provisions of this Agreement. No party shall assign, sublet, transfer or convey its interest in this Agreement without the prior written consent of the other party.
2. Both parties fully represent that their signatures hereto fully bind themselves, their partners, corporations, parent corporations, owners, successors, assigns, legal representatives and all others to whom the benefits of this Agreement inure. The signators hereto represent and affirm that they have the appropriate authority by and which to bind the above.
3. The provisions, conditions, obligations and covenants stated in this agreement and the attached Exhibits shall be covenant running with the land.

B. Sudan and Iran: Developer represents and warrants that it does not do any business with or in Sudan or Iran, and warrants that the provisions of Title 35, Ch. 2, art. 7 and 9, A.R.S., are not invoked in any way by this Agreement, *all to the actual knowledge of Billy R. James, Vice President of developer*

C. Extent of Agreement: The Agreement supersedes and replaces any oral or written agreement not incorporated herein, relating to the subject matter hereof entered into by the parties prior to the date of this Agreement. This Agreement contains and sets forth the entire Agreement between the parties. No modifications, deletions or additions to this Agreement will be binding unless in writing and signed by both parties except as herein otherwise provided. The waiver of any breach of this Agreement by any party hereto shall not constitute the same continuing waiver or waiver of any subsequent breach either of the same or of another provision of the Agreement. All promises, covenants and provisions contained in this Agreement are severable, and in the event that such covenant, promise or provision is held or adjudicated invalid by a court of competent jurisdiction, the remainder of this Agreement shall be of operative and binding effect.

D. Indemnification: PUSD and Developer shall be responsible for their own acts and omissions. To the extent permissible by Arizona law, and the extent not covered by insurance, each party agrees to defend, indemnify and save harmless the other and its Permittees (and when the indemnified party is PUSD, its elected officials, boards, commissions, employees, students, and volunteers) from, for and against all suits, including attorneys' fees and costs of litigation, actions, loss, damage, expense, costs or claims, of any character or any nature arising out of or in connection with the acts or omissions of the indemnifying party, its Permittees and/or any of its subcontractors in the course of performance or non-performance of any work incident to this Agreement. No party shall be deemed the agent of another party. The terms and provisions of this paragraph shall survive the termination or cancellation of this Agreement and the closings.

E. Applicable Law: This Agreement, and the rights and duties hereunder, shall be interpreted in accordance with the internal laws of the State of Arizona without regard to conflicts of laws principles. The situs of all litigation shall be exclusively the Arizona Superior Court in and for Maricopa County unless mutually determined otherwise in writing. By signing this Agreement, the parties acknowledge that this exclusive means of adjudication is entered into under the free will of both parties and in consideration of this Agreement.

- F. No Partnership and Third Parties: It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other similar arrangement between PUSD and the Developer. No term or provision of this Agreement is intended to, or shall, be for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.
- G. Attorneys' Fees: In the event any of the parties to this Agreement take legal action or other steps to enforce the terms of this Agreement, the prevailing party or parties shall be entitled to recover their expenditures, including by not limited to, reasonable attorneys' fees, costs of tests, inspections and reports by experts, costs of exhibit preparation, expert witness fees and court costs from the party or parties at fault.

DATED AND SIGNED BY:

THE PEORIA UNIFIED SCHOOL DISTRICT NO. 11

Its President
On behalf of the PUSD Governing Board

Date

Please print name

DEVELOPER

Holly R. James
Its ~~President~~ VICE PRESIDENT
On behalf of Developer

1. 11. 12
Date

HOLLY R. JAMES
Please print name

EXHIBIT "A"

Developer's Consideration To Be Made To The District

Project Name: Sierra Ridge Estates

Project Location: Approximately 17.5 acres at the NEC of 107th Avenue and Pinnacle Peak Road, Peoria, AZ

Description of Consideration:

Developer hereby agrees to payment of a contribution for capital facilities and/or general maintenance and operations expenses to PUSD equal to the sum of \$1,000 per house for an estimated total of 35 homes in this subdivision. The total amount of the Contribution shall be adjusted at the rate of \$1,000 per home based on the actual number of homes constructed. The Contribution shall be payable no later than at the time each house closes escrow with a third party buyer and is to be used specifically to assist the current shortfall in funding for capital facilities in the Peoria Unified School District.

Notwithstanding any obligation to the contrary, PUSD shall release Developer from the voluntary assistance payment set forth under this Agreement in the event Developer is subject to any mandatory school related municipal impact fee, excluding taxes. Developer shall, however, remain liable to PUSD for the difference between any mandatory impact fee amount and the amount due PUSD under the terms of this Agreement, should the mandatory impact fee obligation be less than the amount due herein.

EXHIBIT "B"

Legal Description of the Property

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT ONE-HALF OF ALL THE OIL, GAS, MINERALS, AND ALL MATERIALS WHICH ARE OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, AS SET FORTH IN DEED RECORDED APRIL 26, 1956 IN DOCKET 1887, PAGE 549.

PARCEL NO. 2:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT ONE-HALF OF ALL THE OIL, GAS, MINERALS, AND MATERIALS WHICH ARE OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, AS SET FORTH IN DEED RECORDED APRIL 26, 1956 IN DOCKET 1887, PAGE 549.

PARCEL NO. 3:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPTING THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER WHICH BEARS NORTH 0 DEGREES 13 MINUTES WEST A DISTANCE OF 26.35 FEET FROM THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 0 DEGREES 13 MINUTES WEST ALONG THE WEST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 634.54 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 89 DEGREES 06 MINUTES EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 320.55 FEET;

THENCE SOUTH 26 DEGREES 47 MINUTES WEST A DISTANCE OF 705.06 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN INSTRUMENT NO. 87-094975, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8;

THENCE NORTH 00 DEGREES 13 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF SAID NO. NCS-555628-PHX1 PAGE 8 SECTION 8 A DISTANCE OF 9.761 METERS (32.02 FEET);

THENCE LEAVING SAID WEST LINE NORTH 89 DEGREES 04 MINUTES 13 SECONDS EAST A DISTANCE OF 10.154 METERS (33.31 FEET) TO THE SOUTHWEST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 13 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 17.771 METERS (58.30 FEET) TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE NORTH 26 DEGREES 46 MINUTES 59 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, A DISTANCE OF 44.328 METERS (145.43 FEET);

THENCE SOUTH 00 DEGREES 13 MINUTES 27 SECONDS EAST, A DISTANCE OF 31.402 METERS (103.02 FEET);

THENCE NORTH 89 DEGREES 36 MINUTES 54 SECONDS EAST, A DISTANCE OF 10.640 METERS (34.91 FEET);

THENCE SOUTH 00 DEGREES 27 MINUTES 59 SECONDS EAST, A DISTANCE OF 26.601 METERS (87.27 FEET) TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL;

THENCE NORTH 88 DEGREES 54 MINUTES 43 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL A DISTANCE OF 30.890 METERS (101.35 FEET) TO THE POINT OF BEGINNING.

ALSO EXCEPT ONE-HALF OF ALL OIL, GAS, MINERALS, AND ALL MATERIALS WHICH ARE OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, AS SET FORTH IN DEED RECORDED APRIL 26, 1956, IN DOCKET 1887, PAGE 549.

PARCEL NO. 4:

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

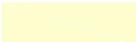
EXCEPT ONE-HALF OF ALL THE OIL, GAS, MINERALS, AND ALL MATERIALS WHICH ARE OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, AS SET FORTH IN DEED RECORDED APRIL 26, 1956, IN DOCKET 1887, PAGE 549.

EXISTING AND PROPOSED LAND USE MAP

EXHIBIT 9



LEGEND

 RESIDENTIAL/ESTATE (0-2 du/ac)

Bowman
CONSULTING

3010 South Priest Drive Ste 103
Tempe, Arizona 85282

Phone: (480) 629-8830
www.bowmanconsulting.com

SIERRA RIDGE ESTATES

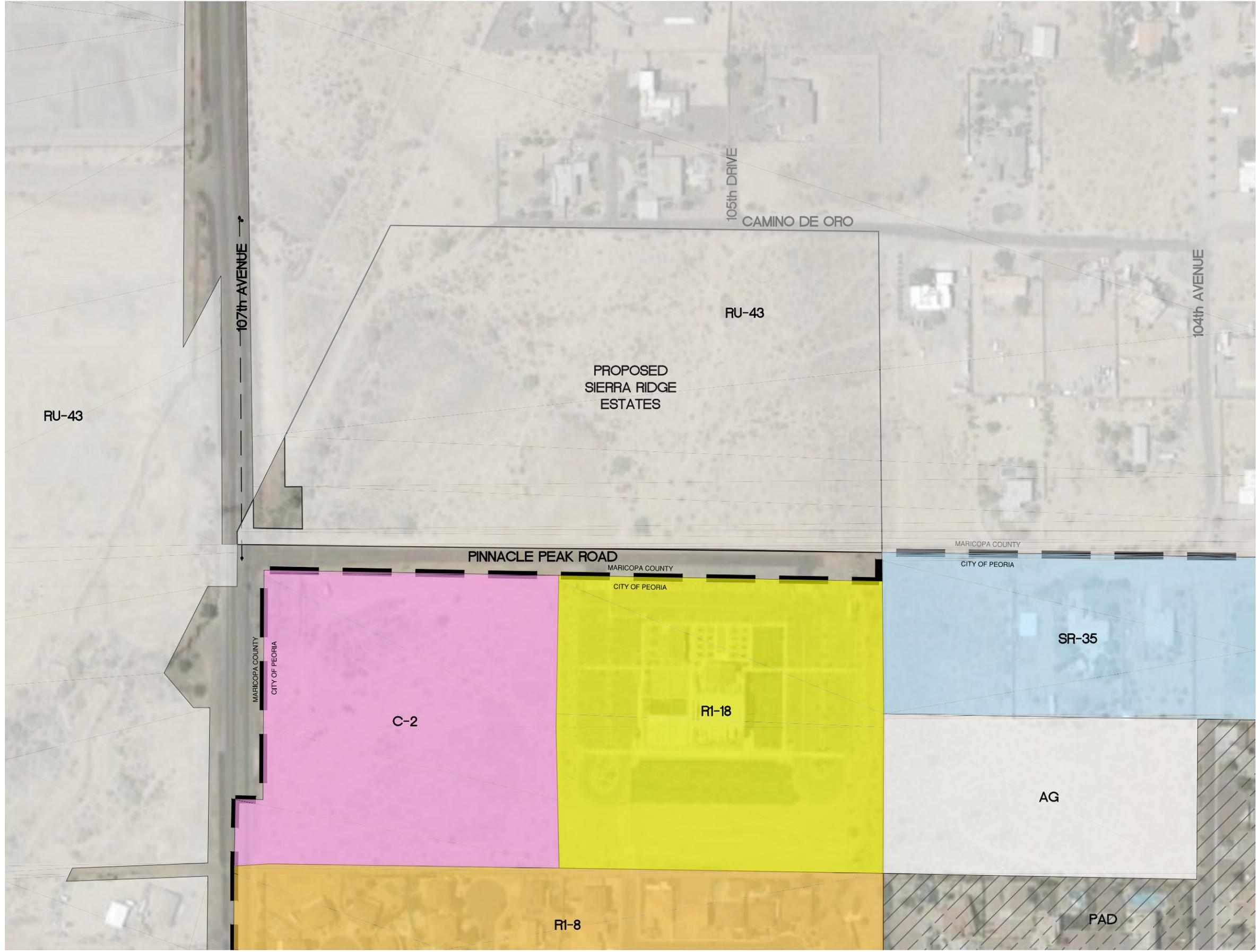
PEORIA, ARIZONA

EXHIBIT 9: EXISTING & PROPOSED LAND USE

JOB #	9684-01-001
DATE	05/01/13
SCALE	N.T.S.
DRAWN	CRS
SHT 1 OF 1	

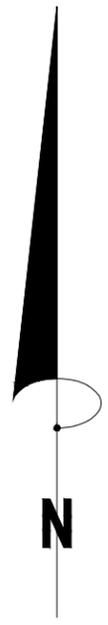
EXISTING ZONING MAP

EXHIBIT 10



LEGEND

-  MARICOPA COUNTY
RU-43
-  CITY OF PEORIA
SR-35
-  CITY OF PEORIA
PAD
-  CITY OF PEORIA
AG
-  CITY OF PEORIA
R1-18
-  CITY OF PEORIA
R1-8
-  CITY OF PEORIA
C-2



SIERRA RIDGE ESTATES
PEORIA, ARIZONA
EXHIBIT 10: EXISTING ZONING

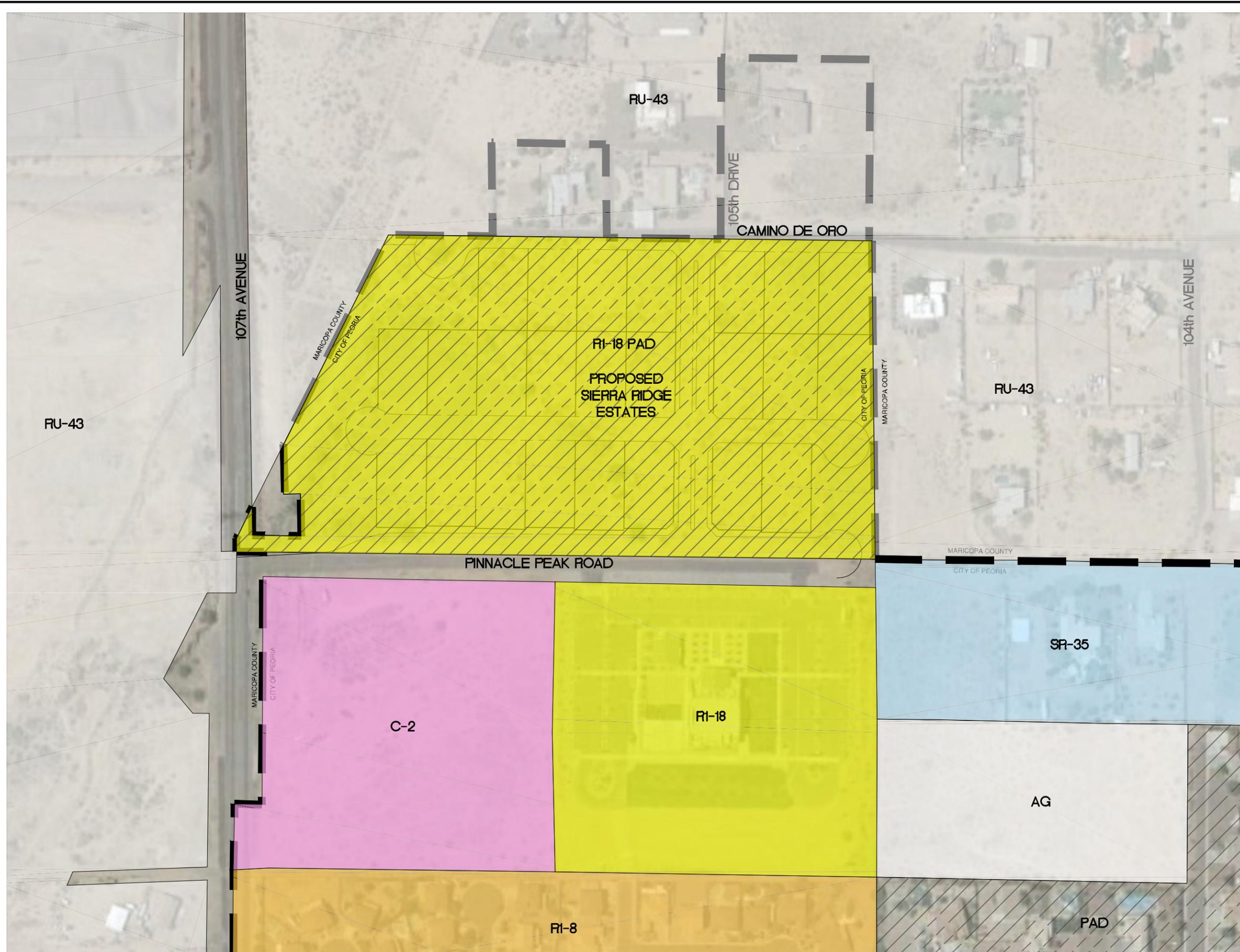
3010 South Priest Drive Ste 103
Tempe, Arizona 85282
Phone: (480) 629-8830
www.bowmanconsulting.com



JOB #	#9684-01-001
DATE	5/01/2013
SCALE	N.T.S.
DRAWN	DMC
SHT	1 OF 1

PROPOSED ZONING MAP

EXHIBIT 11



LEGEND

-  MARICOPA COUNTY RU-43
-  CITY OF PEORIA SR-35
-  CITY OF PEORIA PAD
-  CITY OF PEORIA AG
-  CITY OF PEORIA R1-8
-  CITY OF PEORIA C-2
-  CITY OF PEORIA R1-18
-  CITY OF PEORIA R1-18 PAD



SIERRA RIDGE ESTATES
 PEORIA, ARIZONA
EXHIBIT 11: PROPOSED ZONING

3010 South Priest Drive Ste 103
 Tempe, Arizona 85282
 Phone: (480) 629-8830
www.bowmanconsulting.com



JOB #	#9684-01-001
DATE	11/11/13
SCALE	N.T.S.
DRAWN	DMC
SHT	1 OF 1